

CONTACT PERSONS

PRINCIPAL-IN-CHARGE PETER G. STAMPFL, AIA, NCARB
ARCHITECT OF RECORD KEVIN E. SMITH, AIA
PROJECT MANAGER KEVIN E. SMITH, AIA, NCARB

CODE INFORMATION

Sa PROJECT # 2018-053.000
WOODLANDS AT GREYSTONE COMMUNITY CLUBHOUSE
Proposed Building Footprint 3,894 sf
Proposed lower and upper floor, patio and pool area.
PROJECT ADDRESS:
SCULTHORPE DR. WEST GOSHEN TWP
CHESTER COUNTY, PA 19380
MUNICIPALITY:
WEST GOSHEN TOWNSHIP
APPLICABLE CODES:
PA UCC INCLUDING:
2018 INTERNATIONAL BUILDING CODE EXCEPT CHAPTER 11 & APPENDIX E
2015 INTERNATIONAL PLUMBING CODE
2015 INTERNATIONAL MECHANICAL CODE
2014 NATIONAL ELECTRICAL CODE
2015 INTERNATIONAL ENERGY CONSERVATION CODE
2015 INTERNATIONAL FUEL GAS CODE PA PROPANE & LP GAS ACT
2009 ICC/ANSI A-117.1
2015 INTERNATIONAL BUILDING CODE, CHAPTER 11 & APPENDIX E ONLY (FOR ACCESSIBILITY)

DESCRIPTION:
The project consists of a ground-up community clubhouse build into a sloped site with a large patio with pool. The building footprint is 3,894 square feet at the upper level and the lower level is 3,685 sf. The lower level will provide fitness rooms, a gaming room, building and pool storage rooms, locker rooms and restrooms. The upper level will provide a great room/lounge, kitchenette area, sunroom, 2 leasing offices w/ small conference room and restrooms. The building will be equipped throughout with an NFPA 13 sprinkler system.

(302) USE GROUP & OCCUPANCY CLASSIFICATION: ASSEMBLY A-3

(503) GENERAL HEIGHT & AREA LIMITATIONS: TYPE 5B

Table with 4 columns: Proposed, Allowed, Sprinkler Increase, Total Allowed. Rows for Building Height (2 Stories) and Floor Area (6,000 s.f.).

(601) FIRE RESISTANCE RATING REQUIREMENTS FOR BUILDING ELEMENTS:

Table with 2 columns: Fire Resistance Ratings Required For Building Elements and (hours). Rows include Structural frame, Bearing walls, Non-bearing walls, Floor construction, Corridors, and Vertical exit enclosure.

(719) THERMAL & SOUND INSULATING MATERIALS:

Ce concealed insulation will have a flame spread index of not more than 25 and a smoke developed index of not more than 450.

(803) WALL & CEILING FINISHES:

Interior Finish Requirements for Walls and Ceilings in a Sprinklered Building of A-3 Use:
Requirements: Class A: Flame Spread 0-25; smoke developed 0-450.
Class B: Flame Spread 26-75; smoke developed 0-450.
Class C: Flame Spread 76-200; smoke developed 0-450.

Table with 4 columns: Use Group, Vertical Exits and Passageways, Exit Access Corridors, Rooms and Enclosed Spaces. Row for Class B.

(1003) GENERAL MEANS OF EGRESS:

(1003.2) Ceiling Height. The means of egress shall have a ceiling of not less than 7'-6".
(1003.3) Protruding objects. Provide minimum headroom of 80 inches. 27" a.f.f. to 80" max 4" projection

(1004.1) DESIGN OCCUPANT LOAD: PER FLOOR

Table with 4 columns: Occupancy, Floor Area / Occupant, Floor Area, Occupants. Rows for Interior (ASSEMBLY, ACCESSORY STORAGE, BUSINESS, EXERCISE) and Exterior (POOL, DECKS).

(1005) EGRESS WIDTH:

Egress width per occupants served: Stairways: 0.3' per occupant; Other egress components: 0.2' per occupant

(1006) NUMBER OF EXITS AND EXIT ACCESS DOORWAYS

2015 IBC Table 1006.2.1 Minimum Number of exits or access to exits per story
Occupant Load Per Story 1,500 = 2 exits
1017 Exit access travel distance = 250 ft w/ sprinklers

(1019.3 EXCEPT 4) UNENCLOSED EXISTING ACCESS STAIR

1 UNENCLOSED EXIT ACCESS STAIR PROVIDED.

(1101) ACCESSIBILITY:

All public areas to provide accessible features per the requirements set forth in the 2018 International Building Code, Chapter 11 and Appendix "E". Signage per IBC Section 1110

(2902) PLUMBING FIXTURES: A-3 ASSEMBLY MAIN USE GROUP W/ACCESSORY B-BUSINESS & S-STORAGE

Auditoriums without permanent seating, art galleries, exhibition halls, museums, lecture halls, libraries, arcades and gymnasiums.

Table with 4 columns: WATER CLOSETS, LAVATORIES, DRINKING FOUNTAINS, OTHER. Rows for A3, B, S.

Table with 4 columns: WC, LAV., URINAL, SERVICE SINK. Row for PROVIDE with Men/Women counts.

WOODLANDS AT GREYSTONE
COMMUNITY CLUBHOUSE
SCULTHORPE DR. WEST GOSHEN TOWNSHIP CHESTER COUNTY, PA



ABBREVIATIONS

Large table of abbreviations and their corresponding full names, organized in three columns.

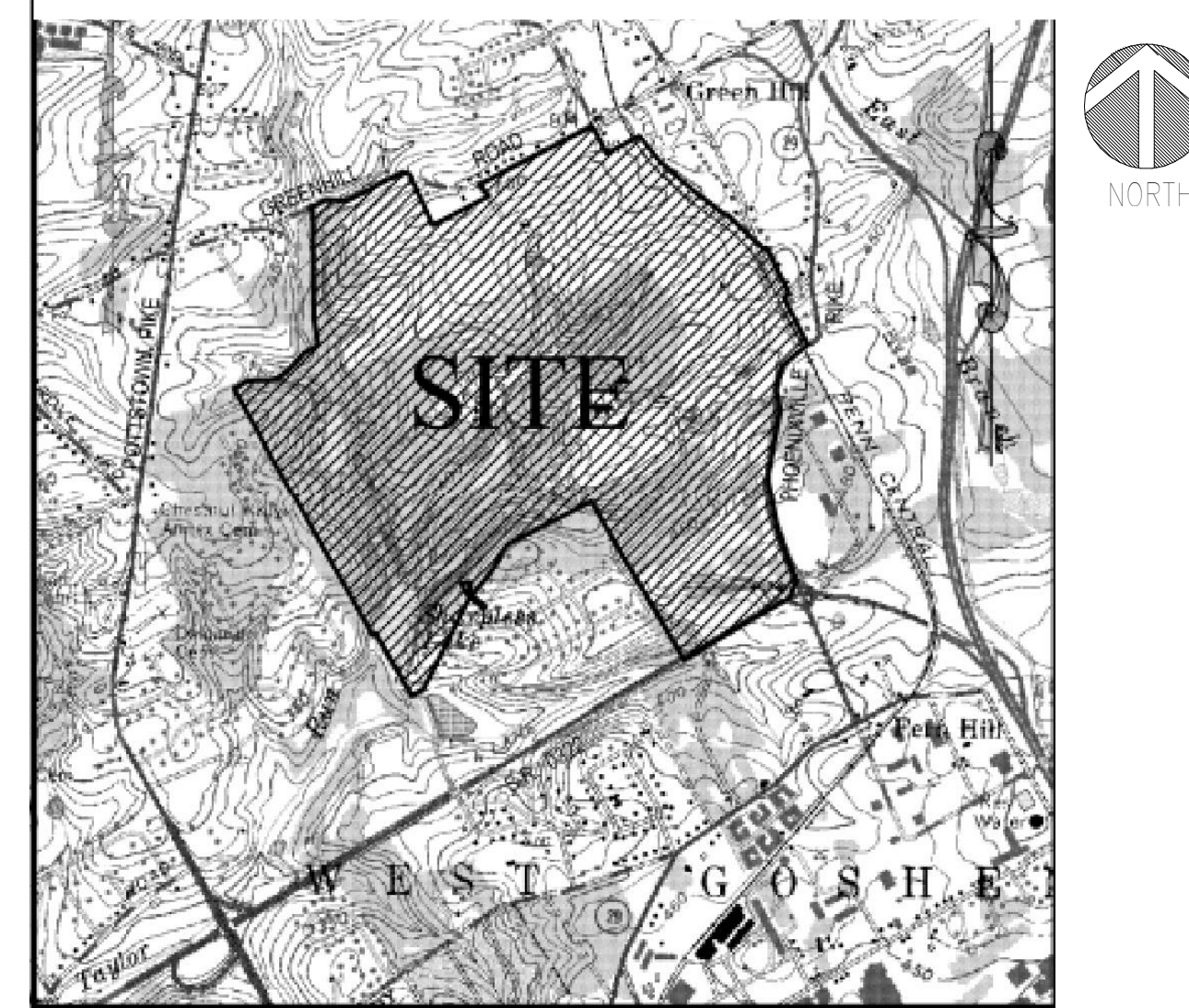
LOAD CALCULATIONS

SEE STRUCTURAL DRAWINGS FOR LOAD CALCULATIONS

CONTRACTOR NOTE

Contractor shall obtain all necessary permits, licenses, etc as necessary to comply with all local, state and federal requirements. All work by General Contractor and Subcontractors shall comply with PA UCC (IRC 2015 as amended).

LOCATION MAP



SQUARE FOOTAGES

Table with 2 columns: CONDITIONED, LOWER LEVEL, UPPER LEVEL, TOTAL. Values in square feet.

ATTIC VENTILATION

Table with 2 columns: SQUARE FOOTAGE ATTIC, SQUARE FOOTAGE ATTIC. Values in square feet.

SHOP DRAWINGS DEFERRED SUBMITALS

TRUSS DRAWINGS
STEEL
CONCRETE
ELEVATOR
RAILING SYSTEM
STAIR & RAILING SYSTEM

DRAWING LIST

ARCHITECTURAL DRAWINGS

- CS-1 COVERSHEET
GN-1 GENERAL NOTES & SPECIFICATIONS
GN-2 GENERAL NOTES & SPECIFICATIONS
UL-1 UL WALL DESIGN
LS LIFE SAFETY
ANSI GENERAL ACCESSIBILITY DETAILS
A1-0 FOUNDATION PLAN
A1-1 LOWER LEVEL FLOOR PLAN
A1-2 UPPER LEVEL FLOOR PLAN
A1-3 ROOF PLAN
A1-4 LOWER LEVEL CEILING PLAN
A1-5 UPPER LEVEL CEILING PLAN
A2-0 ELEVATIONS
A2-1 ELEVATIONS
A3-0 BUILDING SECTIONS
A3-1 BUILDING SECTIONS
A3-2 BUILDING SECTIONS
A3-3 ELEVATOR DETAILS
A5-0 DOOR AND WINDOW SCHEDULES
INT-1 LOWER LEVEL FINISH PLAN
INT-2 UPPER LEVEL FINISH PLAN
CD-1 CONSTRUCTION DETAILS
CD-2 CONSTRUCTION DETAILS
CD-3 CONSTRUCTION DETAILS
CD-4 CONSTRUCTION DETAILS

MEP / FP DRAWINGS

- M0.0 MECHANICAL INFORMATION SHEET
M1.0 1ST FLOOR PLAN - MECHANICAL DUCT
M1.1 2ND FLOOR PLAN - MECHANICAL DUCT
M1.2 ROOF PLAN - MECHANICAL DUCT
M2.0 1ST FLOOR PLAN - MECHANICAL PIPING
M2.1 2ND FLOOR PLAN - MECHANICAL PIPING
M2.2 ROOF PLAN - MECHANICAL PIPING
M3.0 ENLARGED PLANS - MECHANICAL
M4.0 MECHANICAL DETAILS
M5.0 MECHANICAL SCHEDULES
M6.0 MECHANICAL SPECIFICATIONS
E0.0 ELECTRICAL INFORMATION SHEET
E1.0 1ST FLOOR PLAN - LIGHTING
E1.1 2ND FLOOR PLAN - LIGHTING
E2.0 1ST FLOOR PLAN - POWER
E2.1 2ND FLOOR PLAN - POWER
E3.0 ENLARGED PLANS - ELECTRICAL
E4.0 ELECTRICAL DETAILS
E5.0 ELECTRICAL SCHEDULES
E6.0 ELECTRICAL SPECIFICATIONS
P0.0 PLUMBING INFORMATION SHEET
P1.0 1ST FLOOR PLAN - DOMESTIC WATER
P1.1 2ND FLOOR PLAN - DOMESTIC WATER
P2.0 1ST FLOOR PLAN - SANITARY
P2.1 2ND FLOOR PLAN - SANITARY
P5.0 PLUMBING DIAGRAM & SCHEDULES
FP0.0 FIRE PROTECTION INFORMATION SHEET
FP1.0 1ST FLOOR PLAN - FIRE PROTECTION
FP1.1 2ND FLOOR PLAN - FIRE PROTECTION

STRUCTURAL DRAWINGS

- S0.1 COVERY SHEET
S1.0 FOUNDATION PLAN
S1.1 1ST FLOOR FRAMING PLAN
S1.2 CEILING FRAMING PLAN
S1.3 ROOF FRAMING PLAN
SS.0 STRUCTURAL FOUNDATION DETAILS
SS.1 STRUCTURAL FRAMING DETAILS
SS.2 TRUSS FRAMING DETAILS & PROFILES

Stampfl Associates logo and contact information: 711 Hyde Park, Doylestown, PA 19020, 215.345.4609, www.stampflassociates.com

Table with 3 columns: No., Date, Description. For tracking revisions.

WOODLANDS AT GREYSTONE logo and title block information, including drawing name, location, and project details.